



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2208000

Applicant Name: Jennifer Grant c/o Hills Clark Martin & Peterson

Address of Proposal: 9237 Ashworth Ave N

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel of land into four unit lots. Proposed unit lot sizes are: A) 1,139.9 square feet, B) 1,383.8 square feet, C) 1,117.8 square feet and D) 1,356.8 square feet. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The construction of (2) two-unit townhouses has been approved under separate project #2206140.

The following approval is required:

Short Subdivision - To divide one parcel of land into four unit lots.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

 ☐ DNS with conditions

 ☐ DNS involving non-exempt grading,
 or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site Description

The proposal site is approximately 5,000 square feet and is located in a Multi-Family Residential Lowrise 3 zone (L3) on Ashworth Avenue N between N 95th Street and N 92nd Street. Ashworth Avenue N is a two-lane paved residential street with curbs, gutters and sidewalks on both sides. The site abuts a 12-foot wide platted alley which is unimproved. The site is currently developed with a multifamily structure (duplex). The lot has approximately 50-feet of street frontage along Ashworth Avenue N and has access via a 15-foot wide ingress/egress driveway easement. Site vegetation includes grass, shrubs and (3) trees. There are no mapped or observed City of Seattle designated Environmentally Critical Areas (ECAs) on the site.

Area Development

Zoning and development in the vicinity is mixed between multi-family and single-family, but is characterized largely by the Multi-Family Residential Lowrise 3 (L-3) on the west, north and south sides of the site. On the east side of Ashworth Avenue N, the south half of the block is zoned Lowrise 2 (L-2) and the north half is zoned Single Family 5000 (SF 5000) and is owned by the City of Seattle Parks Department. In combination, these areas are developed with single family and multi-family structures.

Proposal Description

The applicant proposes to subdivide one parcel of land into four unit lots. Proposed unit lot sizes are: A) 1,139.9 square feet, B) 1,383.8 square feet, C) 1,117.8 square feet and D) 1,356.8 square feet. DCLU Project Number 2206140, to demolish the existing multifamily structure (duplex), establish use as and construct (2) two-unit townhouses with parking has been issued. Required vehicle access for the four unit lots is proposed through a proposed 15-foot wide ingress/egress easement off of Ashworth Avenue N.

Public Comments

The public comment period for the proposed project ended on December 25, 2002 and no comments were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Design, Construction and Land Use (DCLU), review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light, and review by the Land Use Planner.

1. *Conformance to the applicable Land Use Code provisions;*

The existing parent lot subject to this subdivision conforms to all development standards of the L-3 zone. The parent lot configuration provides adequate buildable area to meet applicable density, setbacks, lot coverage requirements and other land use code development standards. The unit lots proposed by this subdivision conform to the standards for unit lot subdivisions (SMC 23.24.045) and other code provisions applicable to unit lot subdivisions. Any new development must conform to code requirements at the time of application.

2. *Adequacy of access for vehicles, utilities and fire protection as provided in Section 23.53.005;*

Vehicular access to each of the parcels will be from a 15-foot wide ingress/egress easement off of Ashworth Avenue N. All of the parcels would obtain shared access to the subject site from the easement. The existing 12-foot-wide platted alley does not meet the definition of an improved alley per SMC 23.53.030, and therefore street access is permitted. Pedestrian access to the unit lots would be obtained from the street via a pedestrian access easement along the south property line. In order to assure that the use and maintenance responsibilities associated with the common areas are clear, the applicant/responsible party will be required to record an easement maintenance agreement with the final short plat.

The Seattle Fire Department has reviewed the proposed lot configuration with regard to fire protection and emergency vehicle access and has no objection. No improvements were requested by the Fire Department.

Seattle City Light provides electrical service to the subject property and has indicated an easement is required. The easement identified in the Seattle City Light memorandum, dated December 23, 2002, and "Exhibit A to the City of Seattle Short Subdivision Number 2208000" shall be included on the final plat prior to recording.

As conditioned, this short plat provides for adequate access for vehicles, utilities, and fire protection.

3. *Adequacy of water supply, sanitary sewage disposal, and drainage;*

Sanitary Sewer: The existing structure is connected by means of a twinned sidesewer, also serving the property to the south addressed as 9231 Ashworth Ave N, to a 30-inch Metro sanitary sewer located in Ashworth Ave N.

Drainage: There is a 6-inch open-joint drain on the west side of Ashworth Ave N that ties into a 10-inch public storm drain (PSD) approximately 250-feet south of the proposed unit lot subdivision. This area is part of the Densmore Drainage sub-basin. If the project includes greater than 5000 square feet of new or replaced impervious surface, a comprehensive drainage control plan prepared in accordance with SMC 22.802.015D and 22.802.020 is required.

Seattle Public Utilities reviewed the unit lot subdivision application and approved a Water Availability Certificate, No. 02-1308 on December 19, 2002. All conditions on the certificate must be met prior to receiving water service.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed unit lot subdivision meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. Address signage shall be posted such that addresses for all units are visible from Ashworth Avenue N. An easement or covenant shall be recorded with the final plat to ensure that the address signage is maintained. The public use and interests are served by permitting the proposed division of land.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

There are no mapped or observed City of Seattle Environmentally Critical Areas on the proposal site.

6. *Is designed to maximize the retention of existing trees;*

There are three (3) trees on the proposed site, identified by the survey as a 24" Cottonwood, 14" Birch and a 12" Maple. Future construction is subject to the provisions of SMC 23.45.015.C which provides that existing tree(s) must be preserved or new tree(s) be planted.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Section 23.24.045 of the Seattle Municipal Code provides that under certain circumstances some types of parcels may be created that do not individually meet the zoning requirements for lot size, setbacks, density, and structure width and depth. These are called unit lot subdivisions and may be permitted as long as the development as a whole meets development standards. However, as a result of this subdivision, development on the individual lots may be non-conforming. To assure that future owners have constructive notice that additional development may be limited due to nonconformities, the following statement shall be required to be included as a note on the final short subdivision: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and responsible party(s) shall:

1. Provide final recording forms and fees. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in the field and all property corners set in conformance with appropriate state statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A licensed surveyor shall stamp the short plat drawings.
2. The Seattle City Light easement described in the Seattle City Light memorandum dated December 23, 2002 and "Exhibit A to City of Seattle Short Subdivision No. 2208000" shall be included on the final plat prior to recording.
3. Insert the following on the face of the plat: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."
4. Provide an easement or covenant with the final plat to ensure that address signage for each unit lot is provided and maintained in a location visible from Ashworth Avenue N.
5. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress and utility easements.

Signature: (signature on file) Date: March 24, 2003
Bryan C. Stevens, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services